



To Let Own Door Office Suite With On Site Parking

Suite 1 First Floor, Cranmore House,
607/613 Lisburn Road, Belfast BT9 7GT



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COMMERCIAL

028 90 500 100

DESCRIPTION

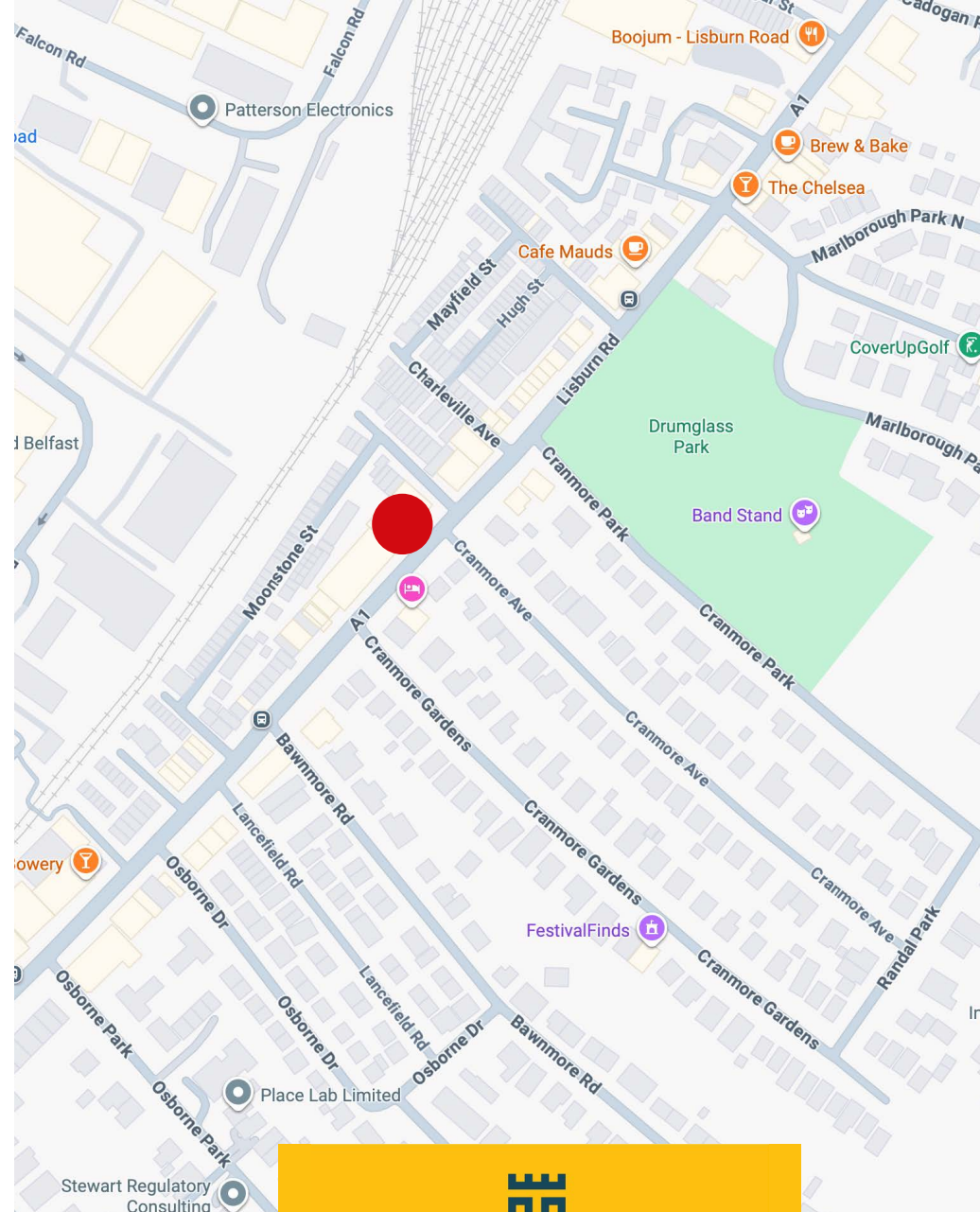
- Cranmore House occupies a prime location on the popular Lisburn Road in south Belfast.
- The suites will be ideally suited to an image conscious business requiring a high profile address.
- The office suites will be finished to a reasonable standard and are available with minimal ingoing expenditure.

LOCATION

- The development is located within one of the Lisburn Road's busiest locations where existing occupiers include Honey, Seed, Kaffe O, Aura Day Spa, Pizza Express and Oliver Bonas.

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years.
Rent:	£21,500 per annum, exclusive.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium, which is estimated to be £580.
Service Charge:	A Service charge will be levied to cover a fair proportion of the landlord's costs of external maintenance and repairs to the building, agents management fees and any other reasonable outgoings of the landlord. Currently estimated to be £2,100 per annum, exclusive.



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ACCOMMODATION

Description	Sq M ²	Sq Ft ²
First Floor	129.41	1,393
To include: Open Plan Office, 2 no. private offices, Store, Kitchen & Male & Female WC's		
Net Internal Area	129.41	1,393

NB: Car parking can be provided at the rear of the development, subject to an annual Licence Fee

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £12,200

Rate in £ 2025/2026 = 0.626592

Therefore Rates Payable 2025/26 = £7,644

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for VAT and accordingly, Value Added Tax is payable on all other outgoings.



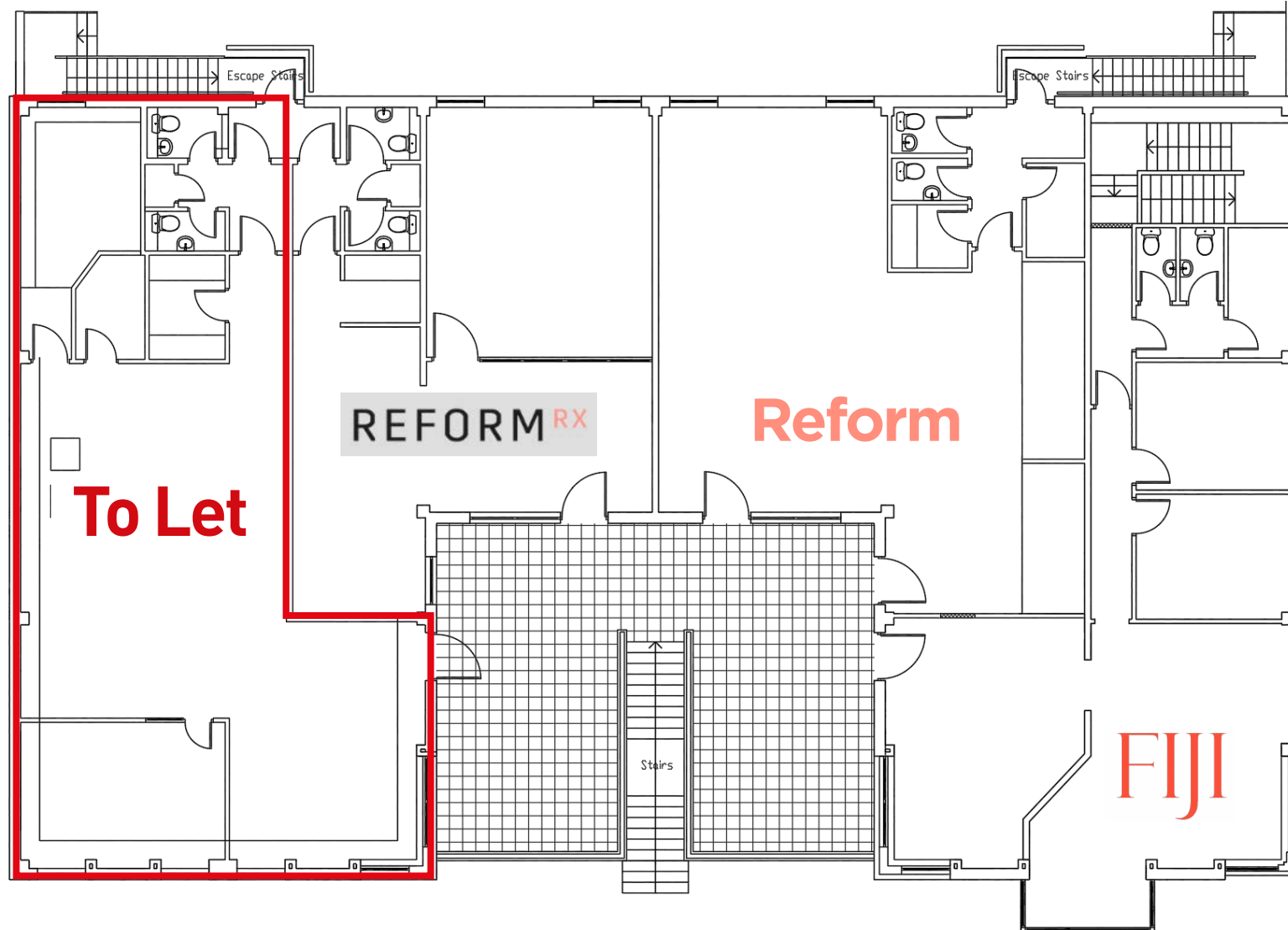
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EPC

Draft EPC C70

CONTACT

For further information or to arrange a viewing contact:

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McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

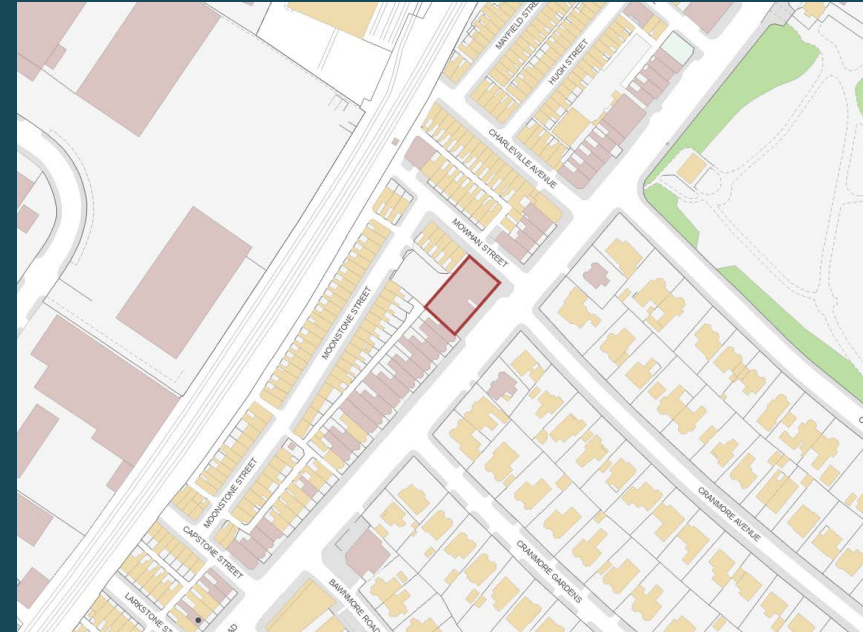
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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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